

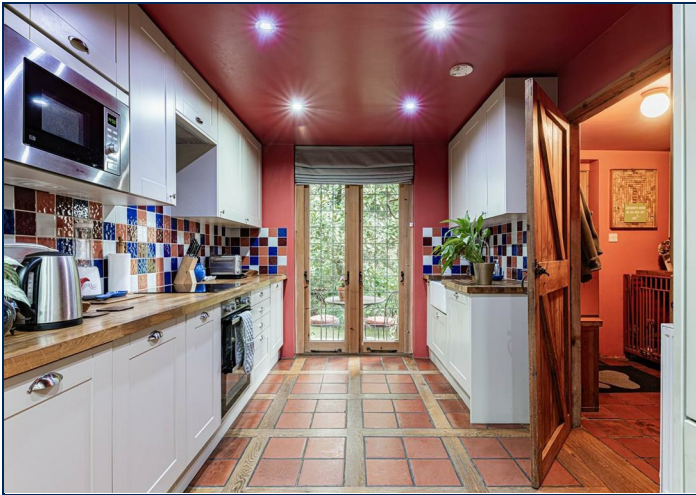


# EQUUS

*Country & Equestrian*



GORESIDE



## GORESIDE, Daniels Water, Great Chart, Ashford, Kent, TN26 1JU

Set within approximately 9.4 acres (\*TBC) in the secluded hamlet, of Great Chart this versatile 3 bedroom rural property offers a rare blend of Residential, Equestrian, and Commercial opportunity, all within easy reach of Ashford, the M20, and Tenterden.

The extended single-storey dwelling provides spacious accommodation of around 2,043 sq.ft.including kitchen/breakfast room, utility room, cloakroom dining room, vaulted garden room, snug/family room,3 bedrooms, bathroom and an unfinished extension (building control signed off) comprising en suite bedroom and double garage with options for providing further family space.

### EQUESTRIAN

Externally, the property is ideally suited for Equestrian use with a L shaped stable yard comprising four stables, a tack room, and a large barn, with pasture divided into a number of paddocks with post & rail and equi type fencing.

### OUTBUILDINGS

There are a substantial range of timber and steel-framed commercial buildings—featuring workshops, offices, storage, and specialist facilities of around 4,370 sq. ft. This range of buildings offers excellent scope for a variety of business uses, making the whole site an exceptional and highly adaptable countryside holding.

### OUTSIDE

Attractive gardens wrap round the property and are mainly informal,laid to lawn with a range of mature trees and shrubs and a large ornamental pond.There is also a vegetable garden with raised beds.

### SITUATION & LOCATION

The property is situated in a quiet rural position within the small hamlet of Daniel's Water, surrounded by open countryside and agricultural land on the western side of the village of Great Chart. The nearby town of Ashford lies approximately 3.75 miles to the east and provides a wide range of shopping, leisure and educational facilities, together with mainline rail services from Ashford International railway station offering high-speed connections to London St Pancras International. The property is conveniently positioned a short distance from the A28 road, providing easy access to surrounding villages and towns, and is within comfortable reach of Junction 9 of the M20 motorway for road connections towards London and the Channel ports. Additional rail services are available at Pluckley railway station, while a good selection of both state and independent primary and secondary schools can be found in the surrounding area.

### LAND

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan

from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

### MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached MAIN HOUSE

PROPERTY CONSTRUCTION: Brick Built

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Driveway parking for several cars and horseboxes.

FLOOD RISK: Zone 1

TITLE NUMBER/S: K120558

LOCAL AUTHORITY: ASHFORD BOROUGH COUNCIL

TAX BAND: E

BUSINESS RATES: Rateable Value of Commercial Building is £11,750.009.(The Small Business Multiplier for 2025/2026 is 49.9p) <http://www.ashford.gov.uk/business/business-rates>

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

PUBLIC FOOTPATH: Footpath AW216 enters the property near Sandy Lane and the crosses the property in a diagonal direction behind the stables and across the rear paddocks.

For Further information use the KKC link Postcode TN26 1JU

<https://webapps.kent.gov.uk/countrysideaccesscams/standar>

### SERVICES & OUTGOINGS

HEATING: Oil central heating and 2 x wood burners

SEWAGE: Klargestor System

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

OFCOM - Mobile & Broadband

BROADBAND

Download Mbps / Upload Mbps – also see useful website links.

MOBILE COVERAGE

Indoor in Office Workshop – Sky & Tesco Mobile in use also see useful website links.

SERVICES: OUTBUILDING/S WORKSHOPS & STABLES

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains plus Three Phase in Large Workshop

SEWAGE : Seperate Septic Tank for Workshops etc.



### HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org) <https://checker.ofcom.org.uk/en-gb/mobile-coverage> <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West  
T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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### DISCLAIMER

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3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

### DIRECTIONS

What3wordsApp: <http://w3w.co/riskjest.squirts.twinge>

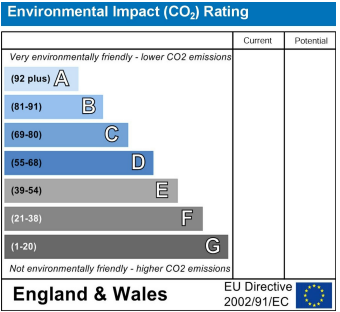
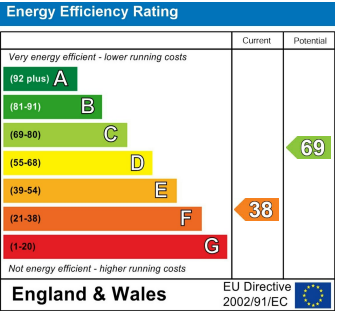
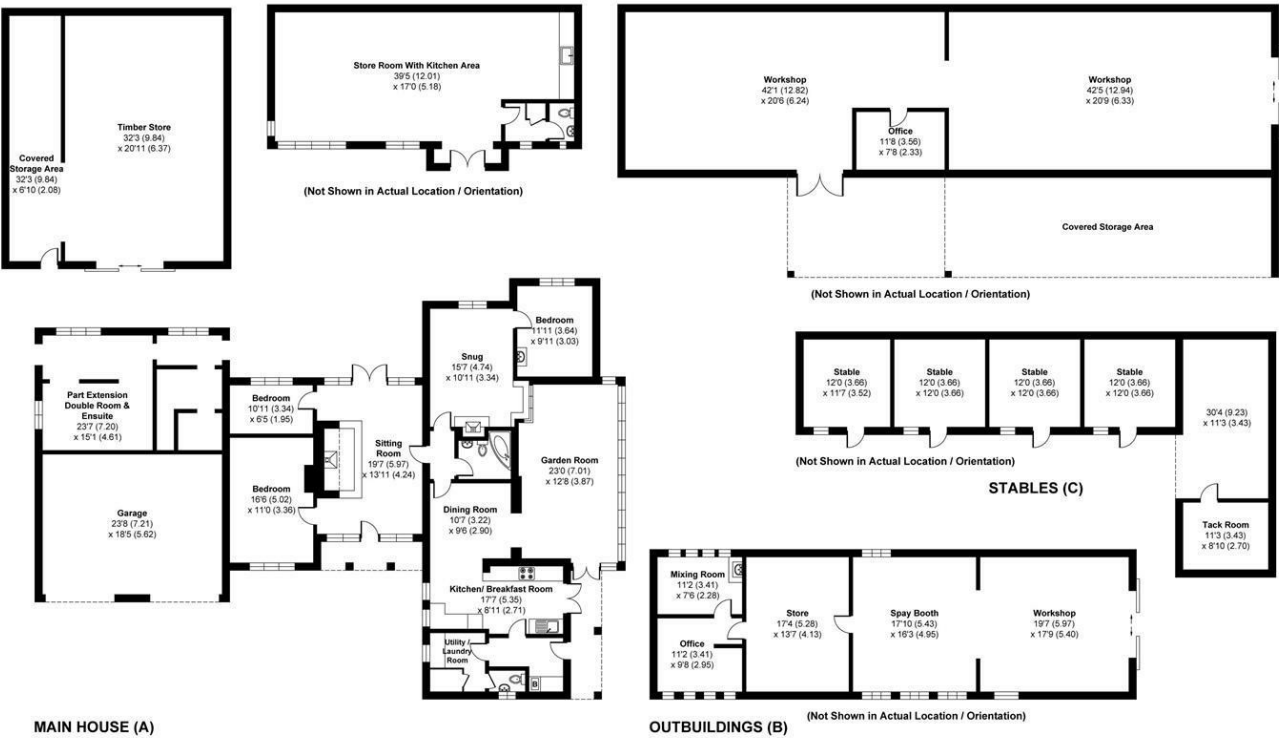
**Guide price £1,100,000**



# Gorseside, Great Chart, Ashford

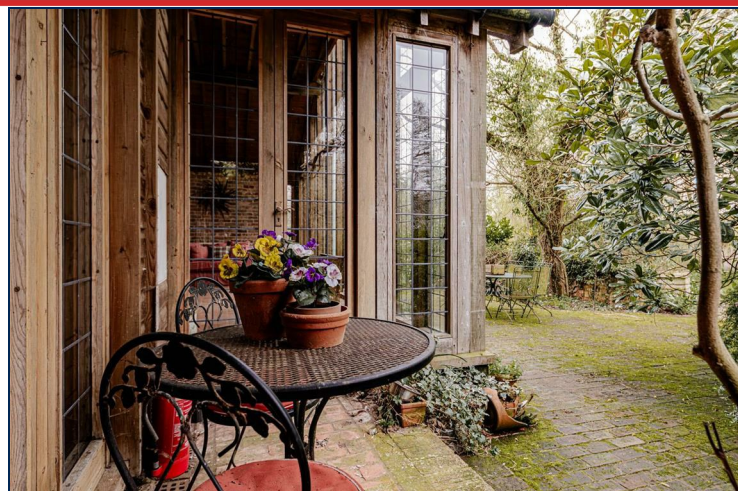
Main House (Including Garage) = 230.36 sq m / 2479.57 sq ft  
Stables = 84.71 sq m / 911.81 sq ft  
Outbuildings = 415.32 sq m / 4470.46 sq ft  
Total = 730.39 sq m / 7861.84 sq ft

For identification only - Not to scale



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